

PUBLIC INVOLVEMENT, SEPTEMBER 14, 2007 to OCTOBER 14, 2007

**AVAILABLE FOR PUBLIC REVIEW:
ENVIRONMENTAL HAZARD SUMMARY, REMEDIAL ALTERNATIVE
EVALUATION, AND REMEDIAL ACTION PLAN**

FOR: 695 E. THIRD STREET, PITTSBURG, CALIFORNIA

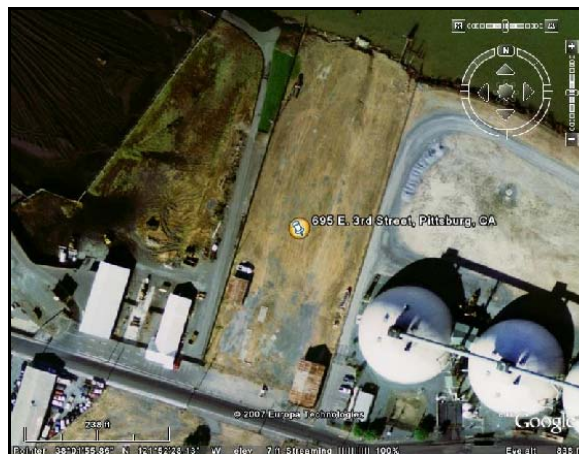
INTRODUCTION

The site is a 2.75-acre, rectangular property located in north-central Pittsburg on the southern margin of the New York Slough. The subject property is currently occupied by two storage buildings.

The property has been historically utilized for industrial uses and is presently being considered for redevelopment. Future uses are anticipated to be commercial/industrial marine.

Redevelopment will be preceded by site cleanup activities to mitigate environmental contamination caused by historic occupants.

This Fact Sheet describes the remediation activities proposed in the Environmental Hazard Summary, Remedial Alternative Evaluation, and Remedial Action Plan (RAP) for 695 Third Street. The RAP presents site background information, identifies and proposes cleanup goals for constituents of concern, and proposes soil remediation in conjunction with or preceding redevelopment. The RAP includes a description of pre-project activities and scheduling and targeted contaminant removal. Contaminants consist primarily of localized areas of petroleum hydrocarbons and metal-containing fill.



View of 695 E. 3rd Street from above. New York Slough is visible to the north; Koch Carbon storage tanks adjoin the eastern property line (Google Earth).

SITE HISTORY

The property was first developed in the late 1800's and early 1900's. The site's earliest historic documents indicate its first use was for a lumber mill storage yard by Redwood Manufacturers Company. In the late 1940s, Union Oil Company took occupancy of the site. The Union facility contained five aboveground fuel storage tanks, an unloading platform extending offshore into the slough, a "dispenser island", and two storage buildings that are still present. The aboveground storage tanks were removed between 1974 and 1978. In the early 1980s, Erico Dredging occupied the property, utilizing features that included a conveyor belt, truck scale, and 10,000-gallon underground diesel-fuel storage tank. In 1990 the property was covered with a layer

of gravel and was being used as a parking lot by employees of a nearby power plant. The property is presently unoccupied.

ENVIRONMENTAL INVESTIGATIONS

Environmental site investigations were commissioned by property owners and the Redevelopment Agency of the City of Pittsburg (the “Agency”). The investigation by consultants for the Agency supplemented those conducted previously, filling “data gaps” and creating a foundation for the subsequently prepared RAP.

The data gathered from these investigations was evaluated by comparison to State screening criteria for commercial/industrial use. Regulatory screening criteria considered for the site included the San Francisco Bay Regional Water Quality Control Board (RWQCB) Environmental Screening Levels (ESLs) and Department of Toxic Substance Control (DTSC) California Human Health Screening Levels (CHHSLs). Results of analysis have shown that concentrations of metals above agency action levels were detected in a layer of fill beneath and around the storage building near the southeastern corner of the site. Concentrations of petroleum hydrocarbon compounds exceeding screening criteria are present in the vicinity of the western storage building near the western boundary of the site at levels above regulatory guidance. Volatile and semi-volatile compounds are generally not present, and where identified are in concentrations well below agency action criteria.

PROPOSED REMEDIATION

Consultants for the Agency prepared a RAP describing the manner in which the contamination on and beneath the property will be treated.

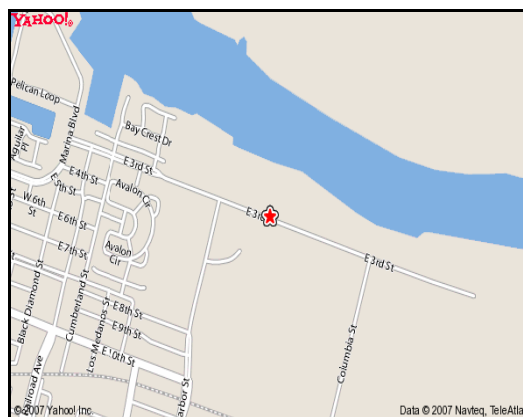
Based on investigative findings summarized in the RAP, the removal of environmental

contaminants can most effectively be accomplished by way of excavation in the two areas of the site where contamination was observed to be present.

Site remediation may be undertaken at a time when demolition of the storage structures on site takes place. Hazardous building materials, lead-bearing paint, and asbestos will be removed from the structures prior to demolition in accordance with applicable regulations. The metal-bearing fill and petroleum hydrocarbon-containing soil will then be excavated and taken to an appropriate off-site facility for disposal. Confirmation soil and groundwater samples will be collected and analyzed for concentrations of constituents of concern. The impacted areas are not large and it is expected that the excavation and removal can be accomplished in two to three weeks.

HOW THE CLEANUP WILL AFFECT THE NEIGHBORHOOD

To ensure the safety and protection of site workers and nearby residents, a Project and Transportation Health and Safety Plan will be prepared prior to the implementation of remedial actions. Excavation work will be conducted during normal working hours. Dust control measures will be taken, and truck traffic will be routed along non-residential thoroughfares.



PUBLIC INVOLVEMENT

The Agency and San Francisco RWQCB will engage in public participation and outreach activities to facilitate involvement of the surrounding community in the proposed remedial action and cleanup process. We encourage you to review the Environmental Hazard Summary, Remedial Alternative Evaluation, and Remedial Action Plan (RAP), which is available at various locations listed on the last page of this fact sheet.

At the completion of the public comment period, if comments are received from the community on the activities proposed in the in the RAP, the Agency's consultant will address the comments and will make modifications to the RAP as deemed necessary. The final RAP will include the draft RAP and response to comments and will be submitted to the RWQCB. The RWQCB will review the final RAP. If comments are not received, the RWQCB will approve the RAP for implementation.

Please contact any of the following individuals:

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FOR MORE INFORMATION OR TO PROVIDE COMMENTS ON THE RAP

Public Comment Period

September 14, 2007 to October 14, 2007

We encourage you to review and comment on the Environmental Hazard Summary, Remedial Alternative Evaluation, and Remedial Action Plan. **Comments will be accepted during a 30-day public comment period, beginning September 14, 2007 and ending October 14, 2007. All comments must be postmarked by October 14, 2007. All e-mailed comments should be sent to maliotti@ci.pittsburg.ca.us or jgallegos@ci.pittsburg.ca.us no later than 5:00 pm. on the same date.** Please mail written comments to:

Ms. Maria Aliotti or Jason Gallegos
Redevelopment Agency of the City of Pittsburg
65 Civic Avenue
Pittsburg, CA 94565

INFORMATION REPOSITORIES

The Draft Environmental Hazard Summary, Remedial Alternative Evaluation, And Remedial Action Plan (RAP) and supporting documents may be viewed or accessed at the following locations:

Pittsburg City Hall
65 Civic Avenue
Pittsburg, CA 94565
Monday – Friday; 9 to 5PM

Regional Water Quality Control Board
San Francisco Bay Region
1515 Clay Street
Suite 1400
Oakland, CA 94612
(510) 622-2300
www.swrcb.ca.gov/rwqcb2/.

Pittsburg Public Library
80 Power Avenue
Pittsburg, CA 94565
During Posted Library Hours